

**Substitute Trustee's Deed**

Indexing Instructions

Lot 312, Sec A, Tipton-Pollard PUD, Sec 1, T-2-S, R-8-W, Desoto Co., MS

*To correct & rerecord in Book 598 at Page 605 to reflect correct Newspaper name.*

STATE OF MISSISSIPPI

COUNTY OF DeSoto

WHEREAS, on the 13th day of October, 2000, Scotty O Ringo and Charity A Ringo Husband and wife, executed and delivered a certain Deed of Trust unto Shirley A Smith, Trustee for National City Mortgage Co dba FNMC, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1257 at Page 233; and

WHEREAS, on the 30th day of October, 2000, National City Mortgage Co. dba First National Mortgage Corporation, assigned said Deed of Trust unto The Leader Mortgage Company, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1276 at Page 146; and

WHEREAS, on the 15th day of October, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2957 at Page 477; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated October 27, 2008, by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in The DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 25th day of November, 2008, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 25th day of November, 2008, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi the following described real property, to-wit:

Lot 312, Section "A", Tipton-Pollard PUD, located in Section 1, Township 2 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 67, Pages 30-31 in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale US Bank, NA s/b/m to the Leader Mortgage Company, LLC fka The Leader Mortgage Company was the highest bidder and best bidder, therefore, for the sum of \$111,815.55 and the same was then and there struck off to US Bank, NA s/b/m to the Leader Mortgage Company, LLC fka The Leader Mortgage Company and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$111,815.55 do hereby convey the above-described property to US Bank, NA s/b/m to the Leader Mortgage Company, LLC fka The Leader Mortgage Company.

*monio  
cassac  
3d*

I convey only such title as is vested in me as Substitute Trustee

cls/F08-3035

WITNESS MY SIGNATURE, this the 2<sup>nd</sup> day of December, 2008.



Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA  
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 2<sup>nd</sup> day of December, 2008, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



NOTARY

AT DEATH  
MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:  
Emily Kaye Courteau  
2309 Oliver Road  
Monroe LA 71201  
318-330-9020

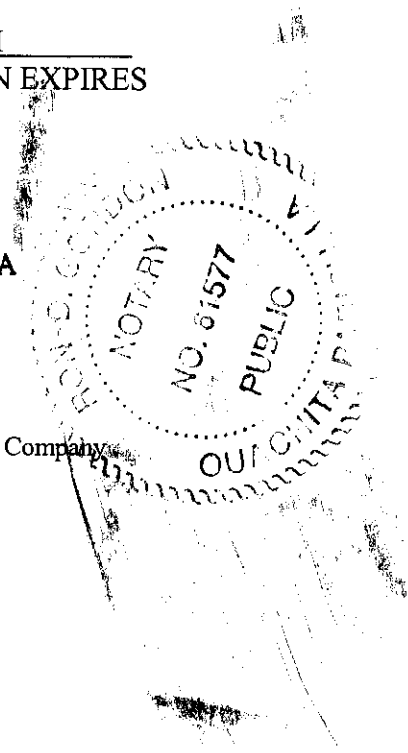
Ron D. Gordon  
Notary No. 61577  
Notary Public, Ouachita Parish, LA  
My Commission Expires at Death

GRANTEE:

US Bank, NA s/b/m to the Leader Mortgage Company, LLC fka The Leader Mortgage Company  
PO Box 20005  
Owensboro, KY 42301  
877-334-6453

THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES  
2309 OLIVER RD.  
MONROE, LA 71201  
318-330-9020



# DESOTO TIMES-TRIBUNE

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**Diane Smith** personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

### Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 13th day of October, 2008, Scotty O Ringo and Charity A Ringo Husband and wife, executed and delivered a certain Deed of Trust unto Shirley A Smith, Trustee for National City Mortgage Co dba FNMC, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1257 at Page 233; and

WHEREAS, on the 30th day of October, 2008, National City Mortgage Co. dba First National Mortgage Corporation, assigned said Deed of Trust unto The Leader Mortgage Company, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1276 at Page 146; and

WHEREAS, on the 15th day of October, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2957 at Page 477; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 28th day of November, 2008, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 312, Section "A", Tipton-Pollard PUD, located in Section 1, Township 2 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 67, Pages 30-31 in the office of the Chancery Clerk of DeSoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee

WITNESS MY SIGNATURE, this day October 27, 2008  
Emily Kaye Courteau  
Substitute Trustee  
2308 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
cla/F08-3035  
PUBLISH: 11-4-08, 11-11-08, 11-18-08

Volume No. 113 on the 4 day of Nov., 2008

Volume No. 113 on the 11 day of Nov., 2008

Volume No. 113 on the 18 day of Nov., 2008

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Diane Smith

Sworn to and subscribed before me, this 18 day of Nov., 2008

BY

Judy N. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2009  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 344 words @ .12 \$ 41.28

B. 2 subsequent insertions of 688 words @ .10 \$ 68.80

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 113.08

Street - On the Square- Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229